Westchester-Sale or Rent.

GEORGE HOWE

Westchester Estates, Farms and Residences

MODEL ESTATE-NEAR LAKE. Remodelied Colonial House 12 Acres.
House 12 rooms and 4 baths, electric
light. Splendid cottage, 9 rooms and
bath; 2 tenant houses; modern outbuildings. Land highly cultivated; large
stream - swimming pool, waterfall.
Formal gardens. Authorized to sell at
sme.half cost.

GENTLEMAN'S FARM ESTATE. 260 Acres on Fine State Road. Large modern 15 room house with 3 haths: all improvements. More than half the land cultivated; trees, shrubbery and lawns, stream, lake, orchards, farm hulldings. Near two excellent suburban communities. Hacrifice for

TARRYTOWN. Aftractive Eight Room House-3,000.

This beautiful home is situate in the finest residential section, a few minutes from the station. Cortains 8 rooms, bath, all improvements. Newly decorated and painted. Plot 40x100. A real

RIVERVIEW MANOR-HASTINGS. Beautiful S Room Residence and Garage. Beautiful 8 Room Residence and Garage.
Charming modern residence, § of an acre, artistically planted and developed.
Excellent views, flower and vegetable gardens lawn. Three master's bedrooms, one sleeping porch; two master's tilled baths; maids' rooms, beautiful dining and living rooms with large stone fireplaces; garage for two cars, with chauffeur's quarters; \$22,500. Sunday appointment, 'phone Hantings 1057.

PARK HILL-on-HUDSON. Stucco and Half Timber Bes Elizabethan etyle, containing 9 rooms and 3 baths; hardwood floors and trim. Every improvement, with steam heat. Modern plumbing and lighting fixtures hroughout. Excellent environment in high class community. Sunday appointment, 'phone Yonkers 529.

YONKERS. Ideal Residence-Magnificent View. Modern nine room house with two baths. Hot water heat, gas and elec-tricity with gorgeous view of the Rud-son and Pallandes. Garage; ample room for a garden. Price \$15.000. Terms.

Furnished House-Park Hill. For rent term of year or longer. Ten reoms and two baths. Beautiful view of the Hudson River. Plot 150x141, artistically planted. Screens and awnings. Immediate possession. May be seen any time. \$225.00 per month. Inspection appointment, phone Yonkers 529.

MOUNT KISCO. Bungalow Type-Bargain. Attractive Colonial semi-bungalow. 6 rooms and bath; all improvements; hardwood floors; steam heat; large plot, near station and schools. Price

CHAPPAQUA, Small but Attractive Farm. Reautiful Colonial house, stucce and frame, 10 rooms and bath; all improve-ments: steam heat; hardwood floors; fireplace; 3 acres, commanding wonder-ful views. Near station and schools. Fine old shade trees. Sunday inspec-tion, 'shone Chappagua 21.

WHITE PLAINS. Remodelled Colonial Gentleman's Estate
House redecorated in exquisite tasts,
set back of stately trees, contains 14
rooms and 4 baths (two roaster suites,
tirree servants' rooms and bath); 2 car
garage, with quarters, holuding bath,
20 acres, mostly cultivated. Every modern installation in house, with new
steam leating plant. Inspection by appointment only, 'phone W. P. 2724.

Bargain in Suburban Home. House tastefully decorated, contains 8 rooms and 2 baths, all improvements, steam heat. At a very convenient distance from station—only a few blocks from trolley facilities. Neighborhood—ret class in all respects. Price only \$12,000. Sunday appointment, phone White Plains 2723.

In the Hills Overlooking Parkway. Very attractive stucco, tile roofed residence, 10 rooms and 3 baths, all improvements; large plot. Conveniently near to station. Bargain price and attractive terms. Sunday appointment, 'phone Bronzville 800.

PELHAM. Beautiful Modern Residence. Stone and frame construction, corner plot in the Heights. Ten large rooms and three baths, het water heat, garage. Pre-war built, very attractive price. Immediate occupancy. Sunday appointment, call Pelham 1093.

NEW ROCHELLE. Most Attractive Home. Semi-bungalow type with 1/4 acre land, 11 rooms and 2 baths, garage. Over-looking beautiful lake; fine native shade trees, including evergreens, shrubs and large vegetable garden. Unusual value for \$25,000. Inspection by appointment only. Phone Pelnam 1082.

LARCHMONT. Fine Colonial House, Plot 125x125. Fine Colonial House, Plot 135:133.

House contains, besides living room with large brick fireplace, sur room, dining room, kitchen, five bedrooms and two baths. In one of the finest sections of Larchmont. Built about four years ago. Offered at pre-war price. Wonderful bargain. Sunday appointment, 'phone Larchmont 344.

In Best Residential Section. Frame house containing nine rooms and three baths; % of an acre; fine old trees; garage for two cars and two horse stalls. Pleasant surroundings; \$30,000. Would allow for remodelling. Bargain Near Sound.

Frame house containing seven room and bath, hot water heat, ten minutes walk to Sound. Bargain-\$7,000. PORT CHESTER.

Gentleman's Estate-20 Acres. Beautiful view of Sound-14 room house, 2 baths. Steam heat and elec-tricity. Tenant house of 8 rooms and bath; 2 barns, 400 apple trees, Ideal location. 4 miles from station, Must be sold at once. \$40,000.

Here Is a Bargain. 12 room house on high elevation, plot 225x100. Good condition with modern improvements. Abundance of fruit and shade trees. Carage. \$15,000.

George Howe 527 Fifth Ave. N.Y. Specialist in Suburban and Country Properties

BRANCH OFFICES THROUGHOUT THE SUBURBS.

In Irving's Country "Nevis"

The historic Alexander Hamilton estate on the shore of the Hudson River at Irvington, adjoining Ardsley-on-Hudson, main line New York Central R. R., 21 miles by electric trains from Grand Central Terminal, and less than one hour by motor over perfect roads through the famous scenery of this region. Largest shore front estate between Irvington and New York. 68 acres in farm lands and beautiful grounds. Large brick residence, considered to be the finest example of Colonial architecture in this part of the country, and equipped with all modern improvements, set in part of magnificent trees, lawas, gardens, shrubbery and private drives. Complete set of farm buildings, creamery, greenhouses, &c. Dock for yachts and motor boats. Near golf club and private schools. Superb views of river and country. Will be sold at bargain figure.

KENNETH IVES & CO.

FOR SALE AT

Lawrence Park West Bronxville

Within walking distance of Country Club, 3/4 mile from Bronzotlle Station and Hotel Gramatan.

COLONIAL HOUSE of firs-proof construction, containing is rooms, a baths, all modern improvements. Half acre of ground, lawn, shade trees and garden. 2 rar saragt. For par-ticulars apply H-50.

fish Marvin

527 Fifth Ave., New York. TELEPHONE: MURRAY HILL 4526.

HOME OF RARE MERIT BEAUTIFULLY LOCATED

A most charming corner comprising one sore; wonderful trees and lawies; hollow tile house with tiled roof; terraced location; living room lax24; sun parior 35 ft. long, fully heated and with fireplace; dining room 19x 21; beamed cellings, 5 master rooms and 2 baths, 3 servants' rooms and bath; parquet flooring; enamelled white and mahogany trim. Construction unusual; plate glass throughout, copper flashings and leaders. Fireproof garage for three cars, Decisive opportunity.

ALLABOUGH NO SON M North Av. Tel. 660 New Rochelle, N. Y

PELHAM—Owner moving to Boston on June 1 offers exclusively through our office beautiful Colonial house, a years old; large rooms, 2 baths, enclosed sun and siesping porches; garage; large, shady plot; high ground; five minutes* walk from two stations. We recommend this house as being exceptionally well built.

NEW ROCHELLE -0 rooms, 2 baths; price \$18,000,

LARCHMONT New Colonial, 7 rooms, LARCHMONT New Colonial, 7 rooms, WHITE PLAINS —In good section, a 7 room house, bargain 412,500. room house,bargain, We have many Farms in UPPER WEST-CHESTER.

OLCOTT & EGGER
51 East 41d, N. Y. Tel. Mur. Bill-8388

MAMARONECK Thoroughly Built and Remodaled House 5 Large rooms; bath; many closets all conveniences; most desirable neighborhood; near station; plot 109x29; big sarage; garden, fruits, &c. Price \$18,000 hair cash.

J. CLARENCE DAVIES, "Homes Within the Hour." 32 Nassau St.

BRONXVILLE IN LAWRENCE PARK.

My private house: finest high location in the park; ? large rooms, stude, slate roof, two baths, steam heat, electric light; five masters rooms, two tiled baths; one-third acre of land; wonderful trees; spiendid view; \$32,000; \$14,000 cash; balance easy terms; this in a distinct bargain. MASSEE. Bronzville, N. T. Tel. 257 Bronzville.

Cragsmore Cottage POR SALE.

1 acre of ground; 6 rooms and bath; furfished; also plano. Inquire H. GUNDERUD,
140 76th at., Brooklyn.

NEW ROCHELLE

For Sale At Sacrifice

Rochelle Heights-Fine house, 9 rooms, tiled bath, gas and electricity, spacious plazzas; large plot, garden, garage; convenient to station, schools, markets, &c. ASKING \$15,500. Other properties, ranging in price \$10,000 upward. Open to offer. Terms can

SULLIVAN 20 North Ave. Tel. (3756 OFFICE OPEN SUNDAYS.

Parkside-Larchmont On the Sound 33 minutes from Grand Central. (Sound Side of B. R.)
Restricted residential section, high ground, winding roads, with sewer, water, gas, electricity, &c.; build a home in accordance with four requirements amongst the encils and old oak trees, which make an ideal setting for an all-year residence. Five minutes walk to station, only a short walk to school, churches and Sound; \$1,500 cash, balance on monthly payments like rest, will enable you to own

Chas. Field Griffen & Co.
11 East 42d Street.
Tel. Murray Hill 6441

like rent, will enable you to own your own home in this beautiful

NEW ROCHELLE STUCCO ON HOLLOW TILE

Very attractive well built home, 10 rooms, tiled bath, steam heat, gas, electricity, farge veranda, good plot, excellent neigh-horhood. PRICE \$12,500-TERMS.

H.C.KIRHOFER Telephone 58 New Rochelle, N. Y. 23 North Av., at Station. Office Open Sundays.

BEAUTIFUL SHELTER ISLAND 80 acre orchard, village, State road; country home; 500 young fruit trees; a good 16 room house, with 2 baths, open fireplaces, hardwood floors; fine water supply, beautiful shade trees, high elevation, lawns, gardens, woodland, small lake; gardens's cottage; 3 blooks from churches, stores, library, grade and high school. An ideal summer place or would make good all year round home for a practical farmer, raising fruit, vegetables and poultry. Price \$12,000, half cash, or might exchange.

B., 48 Sun-Herald, Herald Square.

ARTIST'S HOME FOR SALE At beautiful Colonial Heights, 10 large rooms: fully equipped studio (or suitable for billiard room), piazzas, sleeping porches, garage; grounds artistically landscaped with trees, shrubbery, winding brook, etc.; near depot and Gramatan Hotel; 30 minutes to Grand Central. For particulars L. H. TASKER, owner, Tribune Building, phone Beekman 4000.

Just Finished-Now Ready 3 rooms, 2 baths; garage; large plot; highly restricted, all improvements; sewer, gas, electricity: 30 minutes from Grand Central. Write WM. WATSON, Tuckahoe, N. Y. Phone Tuckahoe 1347.

PELHAM REAL ESTATE W. H. MILLS.

REAL ESTATE-OUT OF CITY. Westchester-Sale or Reat.

RYE

On Highest Ridge

2 acras of well landscaped grounds. Attractive stucco residence. 18 rooms, baths, spactous porches. Garage. Near Apawamis Club. Immediate possession. Apply 8-571. Phone Ryo 139.

NEW ROCHELLE

REAL ESTATE—OUT OF CITY.

Westchester-Sale or Rent.

WESTCHESTER —SOUTHERN CONNECTICUT—LONG ISLAND PROPERTIES PELHAM MANOR Attractive Colonial Residence Shingle construction; living rooms, sun porch, dining room, butler's pantry, kitchen on first floor; 8 bedrooms, 2 baths on second; room, bath on third; all modern improvements. Garage. Plot 75z 125. Apply 6-3572. Phone Pelham 1987.

MOUNT VERNON Chester Hill Section

IN WESTCHESTER HILLS

Near Sleepy Hollow Club

46 acres, all under cultivation, large orchard, garden, many lofty shade trees. Colonial farm house, 14 rooms, bath, hot water heat. Excellent water supply. Outbuildings. 50 minutes from Grand Central: 14 miles from express station. Apply R-27. For appointment Bunday phone Briarcliff 6.

SCARSDALE

Greenacres Section

3 acres, on high ground, within an extensive view of surrounding country; wonderful shade trees. Attractive stucco residence, 15 rooms, 4 baths, all modern improvements. Garage for 2 cars, with thauffeur's room. Within 7 minutes walk to station. Apply C-513.

BEDFORD HILLS

Attractive Farm

18 acres on high ground, large garden, numerous fruit trees. Remodelled white clapboard farm house, 14 rooms, 3 baths, all improvements. Garage and stable. 1½ rolles from station. Immediate possession. Price \$35,000. Apply R-561. For appointment Sunday phone Briarcliff 6.

LARCHMONT

New Colonial Residence

10 minutes' walk from station. Plot 50x100. Attractive residence, contains 9 rooms, bath, inclosed sissping porch, breakfast porch; all improvements. Garage. Posseszion within 15 or 20 days. Price \$23,000. Apply V-7246. Phone Mount Vernon 3204. Splendid Location Fine brick and stucco residence, 9 spa-cious rooms, 2 baths, every improvement. Garage for 2 cars. Attractive plot on high ground, conveniently located. Price \$23,500. Apply N-622. Phone New Rocchells 140.

BRONXVILLE Many Attractive Homes

9 to 15 rooms, 2 or 4 baths; all modern improvements. Garages for 1 or 2 cars. Plot \(\) to 1 acre, artistically landscaped. Prices range from \$42,000 to \$75,000.

A Decided Bargain Very desirable houses, 10 rooms, 2 baths, sleeping porch, steam heat, 4 acre; numerous fruit and shade trees, 7 minutes walk from station. Price \$16,000; terms. Apply H-498, Phone Bronsville 100.

PELHAM Attractive Stucco Dwelling 10 rooms, 3 baths, hardwood floors; re-cently decorated throughout, Garage, Plot 75x125, 5 minutes' walk from station, Immediate possession, Apply S-8609, Phone Pelnam 1997.

VAN CORTLANDT TERRACE Residential Section

Palatial frame residence, strictly mod-ern, 14 rooms, 3 baths, hot water heat, open fireplaces; beautifully decorated. Garage for 3 cars. Large, attractive plot, on high ground, commanding an extensive view. 6 minutes' walk from station. Im-finediate passession. Apply Y-388. Phone Yonkers 2236.

Large living room with fireplace, din-ing room, breakfast room, kitchen on first floer; 4 bedrooms, 2 baths on sec-ond; 2 rooms, bath on third; every im-provement. Corner plot, 100x100; near station and school, Immediate possession. Price \$20,000. Apply \$-5087. Phone Larchment 700.

Hish Marvin

MAIN OFFICE: 527 FIFTH AYE., NEW YORK MURRAY HILL GAME Mount Vernon Bronzville Scaradale Yonkers Rye Branch Offices: Pelham New Rochelle Larchmont Great Neck (L. I.)

AT LYNCROFT—NEW ROCHELLE

Beautiful Modern House—highest location in section. Sound view. 10 rooms, 3 tiled baths; hot water heat, gas, electricity. Large living room, with fireplace. Spacious verands and sleeping porch. Only eight years old. Hollow tile, terra cotta construction, stucco finish, tile roof. About 1/2 acre ground. Two car garage. No better built, more substantial and delightful home could be found at the ATTRACTIVE PRICE THAT CAN BE QUOTED.

A Very Choicely Located nome, tile roof, hollow tile and stucco. 10 rooms, 8 baths; adequate veranda and sleeping porch spaces. Plot almost 'h acre. Garage. House built about nine years; best of materials and workmanship; modern in every detail. Garage. Country and Sound views.

PRICE—A BARGAIN—ASK FOR IT Complete List of Homes and Estates for Sale, Shore and Inland, and Furnished Houses to Let for Season.

INOR REAL ESTATE
AGENCY

KNOW ABOUT THIS

"Servantless Studio Home" 2 baths—sun parlor—sleeping porch. Artistic - cozy - compact - distinctive innovation features, exceptional construction



Unexcelled at \$19,000 on Picturesque "Pelham Knolls" READY FOR OCCUPANCY INSPECT TO-DAY

Apply property office, Colonial Ave. and Wolf's Lane-Tel. 1152 Pelham, or CHAMP & DASEY, SALES DIRECTORS

HERKIMER, INC., Owner Builder 25 West 43d St. Tel. 789 Murray Hill

Miniature Country Estate MODERN JITY CONVENIENCES.

MODERN LITY CONVENIENCES.

Express Service—Bosp Commuting.

House contains 8 rooms and 2 baths.

In the pink of condition. Glass enclosed
sun porch. 40x12; fireplaces, window
seats, copper screens and awnings. Spencer hot water heater, excellent water
upply, automatic electric pump. Land
comprises nearly 2 acres, with apples
grapes, asparagus bed, berry bushes.
Garden all planted. Garage for 2 cars
with shower and washing apparatus.

Modern poultry house and runs.

Price and terms very reasonable. J. F. MCKEAN Set Pirth Av.

FOR SALE Westchester Suburban Spiendid properties, residential and country estates, in Scarsdale, Mt. Vernon, White Pialns, Ossining and intervening territory. HARRY S. BEALF CO. INC. 505 5th Av., N.Y. Van'rbilt 247

Perfect Colonial Type On a large plot with maghificent trees, this charming residence has every modern improvement. 7 bedrooms, 2 baths and garage. Should be seen to be appreciated

BODINE N. Y. Phone 548 **NEW ROCHELLE**

Overlooking Beechmont Park. 8-Room Modern Dwelling. Every convenience. 1 Acre Plot. F. A. RELLSTAB

31 NEW BOCHELLE. An Advertisement in the Lost and Found Columns of THE SUN AND NEW YORK HERALD offers a real possibility of recovering your lost property. **GREENACRES**

Very well built centre hall Colonial house of 9 rooms, 3 baths, with fireproof garage attached. Double sleeping porch. Hot water heat. Flot 75x150. Price \$25,000. 25% cash.

Two story Dutch Colonial house of 9 rooms, 3 baths, with stucce garage. Plot 100x100. Possession June 15th. Price \$25,000. Terms.

· SCARSDALE Stucco house of 9 rooms, 5 baths, Vapor vacuum heat. Plot 50x150. Garage. \$16,000. Terms.

HOWARD SEITER @ 7 East 42d St. ' Vanderblit \$154.

IN THE HILLS

Gentleman's hillitop country estate: 25 acres of woodland and pasture; a perfectly appointed white Colonial house, with five master bedrooms, four tiled baths, living room, library, dining room, acreened breakfast porch; ample servants' rooms; gardener's cottage, six rooms and bath. Stable and garage. May be purchased with furniture. Seven minutes to station.

Kenneth Ives & Co. 7 East 42d St. Murray Hill 6037.

WESTCHESTER COUNTY SPECIALISTS PRHVC ACREA GE **ESTATES** HOMES 527 5th Ave., cor. 44th St. Tel. 7070 Van

White Plains PRICE \$11,000 Corner Plot 53x145 contains 5 rooms, bath, gas, elec-hardwood floors and trim. Im-J. F. McKEAN Vanderbill 5575.

GREENWICH SACRIFICE \$40,000 Charming, Old Fashioned, Colonial House, Nicely improved, with modern comforts; large help cottage; spiendid barn; profitable, large ordered and the colonial control of the colonial large orchard, garden, shrubbery, Location HiGH, Adjoins Fine Estates. S. Osgood Pell & Co. Tel. Vanderbilt 5610 S. Osgood Pell & Co. 15 & 17 W. 44th st. WATER FRONT FOR SALE.

High site, overlooking Long Island Sound.
Frame dwelling, 10 bedrooms, two baths;
stable. One hour out. \$50,000.

WM. F. DAY

ALONG THE SOUND.
500 8th Av., N. Y. WONDERFUL home and farm; hour to Manhattan; regular Switzerland view over lakes, mountains; nothing like it in Westchester; charming 9 room residence; every improvement; garage; barn; first looker buys it; only \$8,500; terms. BATSON PARM AGENCY, 489 5th Av., N. Y. "ALONG THE SOUND"

Chas. Field Griffen & Co.,

11 East 454 St. Murray Hill 6441.

SCLIXBOUGH MP SON 26 North Av. Tel. 600 New Rochelle, N. Y.

Westchester-Sale or Rent.

REAL ESTATE-OUT OF CITY. | REAL ESTATE-OUT OF CITY.

COUNTRY PLACES

FOR SALE

"THE BRIARS"—Riverfront country place, at Garrison-in-the-Highlands. 200 acres. Residence contains 8 master's bedrooms, 4 baths; hot water heat. Outbuildings include stable, garage, several cottages, poultry house, cow barn. Water supply by gravity; ice pond, beautifut woods, farmland. The views embrace a long vists of the Hudson River, the great mountains of this famous seenic region. West Point, and the country beyond. God club at Garrison, inviting motor highways in all directions. One hour and twenty-five minutes from Grand Central. This highly desirable estate can be bought at bargain price.

"WATCH HILL"—Shorefront country place near Oyster Bay, on the
North Shore of Long Island. S acres. Attractive
modern brick residence; entrance hall, living room, dining room,
kitchen and pantry on the first floor; 5 master's bedrooms and 3
haths; 4 servants' rooms and bath; hot water heat; electricity.
Garage for 4 cars, with gardener's and chaufeur's apartments.
Artesian water supply. 25 feet on shore with riparian rights and
boat landing. Elevation at house over 100 feet, with sweeping
views across Sound. Will take \$90,000. Great bargain.

"GARDEN POINT"—Shore front estate of 15 acres, directly on the open Bound. T master's bedrooms and 4 baths; servants' wing of 4 bedrooms and bath. Library, drawing room, smoking room, dining room, kitchen, pantry and servants' dining room on first floor. Garage for five cars; stable; cottage; tea house. Stons dock, boat house, bath house; water front on two sides. This beautiful country place is in the market for sale. "GRENFIELDS"—Complete country home in the Bernardsville hills. 40 acres. Modern residence: 6 master's bedrooms and 4 baths; 5 servants' rooms and 2 baths; electricity. Stable and garage for 2 cars; gardener's cottage; greenhouse; ice house. Flower and vegetable gardens; beautiful woods. Flish elevation, with long distance views in all directions. 5 minutes from express station. Will sell at bargain figure. Immediate possession.

"SEA VIEW" -Charming summer home on the South Shore of Long feland. 6 acres. Colonial residence; 5 master's bedrooms, sleeping porch. 4 baths, 4 servants' rooms and bath; servants' dining room, &c. Garage, gardener's cottage, cow barn, poultry house. Gardens. Town water supply; electricity. Salt water bathing. Many large trees. Price, \$45,000.

COUNTRY DEPARTMENT

Douglas L. Elliman & Co.

Connecticut Long Island Westchester 15 EAST 49TH STREET

Between 5th & Madison Avenues

PLAZA 9200

Not a new development, but a charming, complete and matured residential park—the home place of many prominent business and professional men; 28 minutes from Grand Central Station.

OWN YOUR OWN HOME or "GET THE SITE"

A Complete Home.

A Complete Home at a definite predetermined price.

Finished A Complete Home at a definite predetermined price.

For Your Complete Home Follow your own judgment as to whether building custs will come down, whether you can afford to build now, &c., but once determined to throw off the landlord's yoke, at least protect yourself as follows: On the average the land at Larchmont Gardens costs but 10% of the value of the finished home. You pay for the land in 2½ years in ten payments. Therefore one per cent, of the value of the home you have determined to own eventually gives you.

The choice of location, before the real rush to the country, which will start then building prices come down or become stabilized, but start it will. Pre-war prices (unoccupied land has not increased nearly as much as other things-yet).

Pienty of time to study and make careful building and financial plans.

So at least— G E T T H E S I T E "

For information and beautifully illustrated bookist, apply Yon Can Get .



BEDFORD HILLS

FOR SALE TO CLOSE ESTATE. Dwelling, Stables, Gardener's Cot-Barn, Ice House,

36 ACRES

Attractive house, 13 rooms, 2 baths. Steam heat, hardwood floors, open plumbing, open fireplaces. Kewanee tank and windmill. Part farm land, part wooded. Orchard. Bounded by Beaverdam River for about 1,600 feet and by large and attractive estate properties. High ground. Attractive location. About 2 miles from station. Can readily be sub-divided into smaller parcels having access to river and road, \$25,000. Part mortgage, if desired. Apply through your own broker, or to Estate of Alice M. Fitch, Bernard M. L. Ernst, Executor, 31 Liberty

St., New York city.

WHITE PLAINS \$9,500—Clapboard house of 8 rooms, 1 bath, on a plot 50x100. Posses-sion at once.

\$11,000—Shingle house of 8 rooms, 1 bath. Plot 50x120, Near sta-tion. Immediate possession. Cash \$3,500.

H2,500 Clapboard house of 9 rooms, 1 bath. Steam heat. Plot 50x100. Can buy adjoining plot 50x100.

HOWARD SEITER @ 7 East 42d St. Vanderbilt 8194. White Plains. Tel. 907 W.

To Rent Furnished ARDSLEY-ON-HUDSON 21 Miles Out

For rent at low figure for five months, new Colonial brick resi-dence, with charming new furni-ture: living room, library, dining room, pantry, maids' dining room, &c. : 4 master's bedrooms, dreas-ing room and 3 baths, 2 guests' rooms and baths, 4 maids' rooms and bath. Garage, with living quarters. 3 acree: vegetable gar-den, planted. On golf course of Ardsley Club.

Kenneth Ives & Co. East 42nd St. Murray Hill, 6037

\$12,500

In good location, well surrounded, easy of access to station, store, schools, neighborhood good, all improvements, shade, garage, 9 rooms, gas, electricity, plot fox 125. Make appointment to see it. Robert E. Farley Organization N. Y. City. Murray Hill 7798. White Flains, Opposite Depot.

FINE ELEVATED SECTION
House two years old; 75 ft. plot; front and side colonial porches; living room 1422, 4 bedrooms, 2 bathrooms, siespiny porch; double shades, all lighting fixtures; steam heat. Only \$17,000. See this promptly.

LARCHMONT

Beautiful Bungalow of 7 rooms, 2 baths, on large corner plot, with garage. Price \$17,500.

A charming stone and frame dwelling of 8 rooms, 2 baths, on plot 100x150, with all improvements, hot water heat; garage. A special offering at \$18,500.

RUMMOND

LARCHMONT OFFICE, Boston Post road, cor. Manor lane,

OPEN SUNDAY.

AT BRONXVILLE In one of the finest locations, beautiful shaded lot 150 ft. square. A description can give but meager details of this wonderful home. Built of selected material by a prominent architect for his own residence. Very large living room. Solid Santo Dominican Mahogany in hall, 4 massive fireplaces, 4 master's bedrooms, 2 tiled baths, servants' rooms and bath apart. Many exceptional features as enclosed porches, breakfast nook, etc. Price, \$50,000. Part cash.

porches, breakfast \$50,000, Part cash. Robert E. Farley Organization 12 East 44th St., New York, and Bronxville. Phone Bronxville 1454.

WHITE PLAINS

In exclusive community; gentle-man's farm, 20 acres. Century old trees, woodland and pasture. House surrounded by maples. Remodelled farm house, having 14 rooms and 4 baths. Garage, three cars, with chauffeur's apartment. Brook, lake, vegetable garden and apple orchard.

Kenneth Ives & Co. 7 East 42d St. Murray Hill 6037.

ATTRACTIVE **ENGLISH STUCCO HOUSE** In select neighborhood; wide veranda, 'arge living room with fireplace, centre hall, dining room, pantries, kitchen, master bedrooms, 18x22, with fireplace; 2 additional bedrooms, maid's room, tiled bath, finished laundry room and every improvement; choice corner piot 100x 100; 12 shade trees; large stucco garage. Price \$27,500. Terms to Suit. IMMEDIATE POSSESSION.

WIE. MORRELL WHITE PLAINS MY DEPOT SQUAP

Scarsdale, Westchester Co.
FOR SALE—A stone house, state roof;
7 bedrooms, 3 baths, large living rooms,
with about an acre; the best part of one
of the most beautiful old lawns in Scarsdale. Fins old trees and shrubs. Within
10 minutes' walk of the station. This
property offered at a reduced price by a
non-resident with quick possession. I
only advertise which is worthy of your
consideration. W. J. REED

Hilly, picturesque woods, fruits, garden. Handy Picarantville, Chappaqua, Mt. Kisco. Desirable location; adjoining noted evta'es. MODERN HOUSE, 10 SPACIOUS ROOMS. Garage, Cottage, Artesian Water Plant; fine condition; early possession; sacrifice, \$32,000. S. Osgood Pell & Co. 17 W. 44th st., N. Y. Vanderbiit 5610. Telephone 20 Scarsdale. AT WHITE PLAINS 2% story frame and shingle dwelling, well built and in good repair; 6 rooms, bath, gas, electric light, all improvements; large attic; grounds laid out in shrubs, fruit trees, garden space; poultry house; near trolley and convenient to station; price \$6,500 to quick buyer. FRANK HART, 153 South Lexington av., White Plains. NEAT AND COMFORTABLE Eight room house, steam heat and all im-provements: good neighborhood and conve-nient. Price \$12,000. Act quickly. Offices closed Sundays. EDWARD M. WEST. Inc., Depot Plaza, White Plains, N. X. Tel. 2787.

Westchester-Sale or Rent.

REAL ESTATE—OUT OF CITY.

PELHAM

A Home of Substance.

A Home of Substance.

Situated on a beautiful corner in the Heights, with % acre of ground; house of stone, stucco and timber construction, surrounded by solid atone wall, 10 rooms, 3 baths, sun parior; gas and electricity, steam heat: thoroughly and completely equipped. Offered 25% under cost to duplicate house alone.

BRONXVILLE

Here's a Rare Bargain.

Attractive house of 10 rooms, two baths, in the best section; about one acre of ground, with fine big shade trees, pretty shrubber; excellent garden space; all modern improvements; steam heat, gas and electricity; excellent views; price only \$15,000. Act quickly as this won't last long.

OVERLOOKING the HUDSON

Prince & Ripley

THE BEST Homes and Estates in the Hills and Along the Shores of Westchester County and Nearby Connecticut

REAL ESTATE-OUT OF CITY.

SCARSDALE

A Spanish Design-3 Acres.
One of the best built and most thoroughly complete little estates in this section, grounds finely developed and landscaped; house of superior construction, contains 5 mas-ter sleeping rooms, 5 baths, 2 ser-vants rooms and bath, spacious liv-ing rooms; 2 car garage with chauf-feur's quarters. Offered at attrac-tive figure.

RYE

13 Acres-Colonial House. An ideal combination of a small estate and a farm; fine, high elevation, overlooking heautiful country with glimpse of Sound; 12 rooms, 3 baths, steam heat, modern appointments; garage for 2 cars. This can be bought at bargain price.

PURCHASE

40 Acres-Remodelled Farmhouse. This is the biggest bargain in Westchester county; set on a beautiful high ridge with fine views, an interesting, remodelled farmhouse, and usual outbuildings. Think of it, the acreage is worth, conservatively, \$1,500 per acre (\$60,000) and the house is worth at least \$15,000, totalling \$75,000. And we can offer it to-day for \$50,000.

A Stately Colonial Homestead.

Majestle with its tail white columns, yet modest in its setting among high old trees, shrubs, rose gardens, wisteria and green lawns; thoroughly modern, with solid oak floors, het water heat, six beautiful tiled baths, vacuum cleaner system, &c.; 2 acres, 3 car garage, gardener's cottage, tennis court, &c. Offered at a bargain price.

437 Fifth Avenue, N. Y. Tel. Murray Hill-555

103 White Plains Tel. 2676 Dobbs Ferry Tel. 34 147 Chappaqua Tel. 256 Greenwich Tel. 1355 Gedney Farm Office. Tel. 1543 White Plains

Gentleman's All Year Home

WESTCHESTER COUNTY ON LONG ISLAND SOUND MINUTES BY TRAIN 50 MINUTES B¥ AUTO 51/4 Acres-400 Feet of shore front on Bay, splendid Yacht Mooring. 2 Acre Vegetable Garden-Grapes-Shrubbery-Tres. House-14 Rooms, 4 baths, 7 Fireplaces. Electricity-Vapor Heating Plant-Garage for 4 Cars.

Chauffeur's Cottage of 5 Rooms-Bath-Furnace. Gardener's Cottage-3 Rooms and Bath:

In one of the best residential sections of a nearby Westchester town is a stude

of a nearby Westchester town is a stucco and frame constructed house built about 10 years ago that is an exceptional and choice offering to-day. First floor-Reception hall, very large panelled oak dining room, great comfy living room with open fireplace, a kitchen tiled half way up the walls and white enameled, butler's pantry. refrigerator room and a large enclosed glass porch. Second floor has 4 master's, 2 tiled baths, living and sewing room, pienty of closets. Third floor-3 servants' rooms and bath. A tiled fire-proof garage, same construction as house, heated and connected for water, many modern and new features making house-keeping easy. Oak floors and trim from cellar to garret. Large corner plot well planted and lawned. For quick disposal owner will accept \$40,000, one-half cash, balance on mortgage. Only bonafide buyers will be given attention or consideration. Inspection by appointment. Ad-

tion. Inspection by appointment. At dress CAPITOL, box T. F., 514 Sun Herald.

~~~~~~~~~

Stucco Colonial Home

High ground, near station, choicest residence surroundings, 9 large rooms, 2 baths, gas, electricity, most elaborate appointments and conveniences, best taste in decorations, 2 fireplaces, beamed cellings, beautiful fixtures throughout. Point 100x100; 2 car garage, steam heat, hot and cold water, gasolene tank, 4c.

Price \$28,500

Beautiful Stucco Residence

This beautiful new stucco home, sebestful, large rooms, tiled bath, shower mahogany and white trim, beamed cellings, stone fireplace, hardwood floor-large plot, 2 street frontages; pretty, restricted surroundings, near main R. R. station. PRICE, \$13,000.

HOMES EN MT. VERNON, NEW BOCHELLE AND THE PELHAMS.

N.E. Vail 2 Cale

First Nataional Bank Building. Tels. 1864 and 1865 Mt. Vernen, N. Y.

Westchester Farms

Back from the railroads in the highlands of the Northeastern part of the
County. Each selected as ideal for a
Summer home.

\$4,900-11 acres. 10 room old house,
barn, brook, shade. In excellent
neighborhood.

\$5,500-3 acres, remodelled 7 room house
with artesian well, bath, laundry
and other improvements. Garage,
Fine trees and garden.

\$7,500-42 acres, 12 room house, barn,
carriage house, &c., on State
road. High land, brook and fine
old shade trees.

\$15,600-58 acres. Ideal old fashloned
farmhouse in pine grove. Trout
brook in door yard. Good outbuildings. Part of land with
buildings will be sold at a lower
figure.

CARPENTER & FELTON. INC.

figure.

CARPENTER & PELTON, INC.
Telephone 8, Mt. Kisco, N. Y.

"YONKERS"

MODERATE PRICED HOMES.

10 rooms, 2 baths, corner property
10 rooms, 2 baths, stucco dwelling,
with garage
15,500
11 rooms, 2 baths
12 rooms, 2 baths
13 rooms, 2 baths
14 rooms, 2 baths
15 rooms, 2 baths
16 rooms, 2 baths
17 rooms, 2 baths
18 rooms, 2 baths
18 rooms, 2 baths
19 roo

rooms and bath, beautiful river of the way o

THOMAS S. BURKE

Flagg Bidg., Getty Square; also South Brondway at Valentine Lane, Phone 5060 Yonkers.

WESTCHESTER ESTATE ACRES

SOME BARGAINS"

WOULD YOU BELIEVE

\$19,500—In one of the best residential parks we have a home consisting of 8 rooms and 2 baths, 2 large porches, large living and dining rooms, kitchen, with maid's room and connecting bath; second floor, 3 master's bedrooms, with tile bath and sleeping porch; good sire plot; convenient to station; terms.

\$17,606—Old English design house, \$ coms and tile bath, steam heated, enclosed porch, 2 open fireplaces, Terms.

HOWARD SEITER @ Mount Vernon Office,

A magnificent Colonial home on picturesque knoll overlooking lake, over an acre of land, with heated garage for 2 cars; house is atrictly modern and has every improvement and appointment; contains 9 rooms and 2 baths.

Immediate possession can be had as the owner is obliged to go West.

Price \$42,500 Sole Agents, For this and other desirable properties, see

WATERFRONT, 11 acres, Westchester Co., beautiful 30 room mansion; outbuildings; \$400,000.

BEAUTIFUL HOUSE, 15 rooms; 1½
acrps, garage, &c.; \$75,000.

RENT FURNISHED, waterfront, West-

PRIVATE BATHING BEACH Two minutes from this fine, comfortably furnished, ten room, three bath house, with view of Sound. Garage. Hent June 10th to Sept. 20th. Office open Sundays.

mrs. C. M. Murdo:b

PELHAM, FINEST SECTION
leautiful new house on corner plot.
10 ft. frontage. Centre hall, fine living room, library. &c.; 6 bedrooms, baths, all fully tilled; hardwood floose throughout. A distinctive, charming, well built house; garage. \$30,000.

Heating Plant, Electrical Wiring Fixtures and Plumbing all new. GEORGE P. THOMAS. New York City 47 West 34th Street

MOUNT VERNON, N. Y.

\$15,000 Stucco bouse of 7 rooms and bath; very well built; con-venient location. Terms.

7 Enst 42d St. Vanderbilt 8194. Arcade Bidg., Opp. New Haven Sta. -- 0 --

New Kochelle IN BEECHMONT PARK

See this at once.

PSTNARDE RAPT 230HUGUEHOT ST. (TEL 254) Open Sundays.

**ESTATES** 

RENT FURNISHED, waterfront, Westchester Co., 10 acres, millionaire's
mansion: \$14,000 season.
FIFING ROCK, L. I.—Heautiful, new
Colonial house, 12 rooms, 4 baths,
garage for two cars, chauffeur's
quarters with shower bath. Seven
acres, new orchard with 50 trees. For
sale, including all furnishings, newly
installed; \$45,000.

All within one hour by automobile,
FARM, 20 acres, Westchester Co., high
elevation, modernized old fashioned
farm house; \$40,000.

Howell C. Perrin 7 East 42d St.,
Phones: 2422 M. Hill, 299 Larchmost.

ALLABOUGH AP SON

Crestwood 300 ft.; easy terms. Harlett R. R., 26 min. out. Improvements. OWNER, 2006 6th ave.